

**STAFF REPORT**

Meeting Date: January 15, 2003  
*Consent*

**LAFCO CASE**

**NAME AND NO:** LAFCO 02-22 – Camarillo Sanitary District Annexation – McGhee-Watson

**PURPOSE:** **Parcel A:** To annex a parcel and a portion of Mesa Drive into the Camarillo Sanitary District for the purposes of providing sanitary sewer service.

**Parcel B:** To annex a parcel and a portion of Mesa Drive into the Camarillo Sanitary District for the purposes of providing sanitary sewer service.

**PROPONENT:** Camarillo Sanitary District by Resolution.

**SIZE:** **Parcel A:** Approximately 14,375 square feet

**Parcel B:** Approximately 27,443 square feet

**LOCATION:** **Parcel A:** The site is west of East Loop Drive and north of Mesa Drive, addressed as 897 Mesa Drive in the City of Camarillo's Area of Interest.

**Parcel B:** The site is west of East Loop Drive and north of Mesa Drive, addressed as 827 Mesa Drive in the City of Camarillo's Area of Interest.

**ASSESSOR'S**

**PARCEL NOS:** **Parcel A:** 153-0-031-095

**Parcel B:** 153-0-010-115

**NOTICE:** This matter has been noticed as prescribed by law.

**RECOMMENDATIONS:**

Adopt the attached resolution (LAFCO 02-22, Parcels A and B) making determinations and approving the Camarillo Sanitary District Annexation – McGhee - Watson and accept the Notice of Exemption filed by the Camarillo Sanitary District.

**COMMISSIONERS AND STAFF**

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**COUNTY**  
Steve Bennett, Chair  
Kathy Long  
*Alternate:*  
Judy Mikels

**DISTRICT**  
*Vacant*  
John Zaragoza  
*Alternate:*  
Evaristo Barajas

**SPECIAL DISTRICT**  
Jack Curtis  
*Vacant*  
*Alternate:*  
Dick Richardson

**PUBLIC**  
Louis Cunningham,  
Vice Chair  
*Alternate:*  
Kenneth M. Hess

**EXECUTIVE OFFICER**  
Everett Millais

**PLANNER III**  
Hollie Brunsky

**CLERK**  
Debbie Schubert

**LEGAL COUNSEL**  
Noel Klebaum

## **GENERAL ANALYSIS:**

### **1 Land Use:**

#### **A. Site Information:**

##### **Parcel A:**

	<b>Land Use</b>	<b>Zone District Classification</b>	<b>General Plan Designation</b>
<b>Existing</b>	Single Family Dwelling	County: R-1-10 (Residential, 10, 000 square foot minimum) City: R-1-10	County: Existing Community/ Urban Reserve Overlay City: Low Density Residential
<b>Proposed</b>	No Change	No Change	No Change

##### **Parcel B:**

	<b>Land Use</b>	<b>Zone District Classification</b>	<b>General Plan Designation</b>
<b>Existing</b>	Single Family Dwelling	County: R-E-20 (Rural Exclusive, 20, 000 square foot minimum) City: R-1-10	County: Existing Community/Urban Reserve Overlay City: Low Density Residential
<b>Proposed</b>	No Change	No Change	No Change

#### **B. Surrounding Land Uses and Zoning and General Plan Designations**

Both areas are in the Sphere of Influence of the City of Camarillo. Under LAFCO policies the City's General Plan takes precedence. The surrounding land uses for Parcels A and B are of a single-family residential neighborhood. The surrounding zoning for the County is R-E-20 and R-1-10 and the City General Plan designation for the area is Low Density Residential.

#### **C. Topography, Natural Features and Drainage:**

The sites are relatively flat with an approximately three percent slope each, both draining towards Mesa Drive.

**D. Conformity with Plans:**

Both parcels are in the unincorporated area of the County of Ventura and within the Camarillo Sanitary District's Sphere of Influence and the City of Camarillo's Sphere of Influence.

The residential uses of both parcels are consistent with the City of Camarillo's Low Density Residential General Plan designation. This designation indicates that the existing County zone designation of Existing Community is appropriate and consistent with the City's General Plan.

At this time, the property is not contiguous with the City of Camarillo boundaries. As the site is within the City's Sphere of Influence, the recommended resolution includes a condition requiring that prior to or in conjunction with recordation of the annexation to the Camarillo Sanitary District, the property owner record a covenant, as approved by the Executive Officer, providing that the landowner or any future owners of the property consent to annex to the City of Camarillo at such time as requested by the City or by LAFCO.

**2. Impact on Prime Agricultural Land, Open Space and Agriculture:**

The proposal area is located in an urbanized area and is zoned for residential development and has existing development. There is no agriculture on the site, nor is there any surrounding agricultural use.

The site is located within the SOAR and CURB boundaries for the City of Camarillo. The site is not considered open space or located within a greenbelt.

There will be no impact on agricultural or open space lands.

**3. Population:**

Each parcel contains one single-family residence. There are less than 12 registered voters in the two proposal areas at this time. Thus, the site is considered uninhabited.

**4. Services and Controls – Need, Cost, Adequacy and Availability:**

Each parcel is currently receiving service from the Camarillo Sanitary District. The proposals are to finalize agreements with the Camarillo Sanitary District to annex to the District for connection to service. No change to either parcel will result from the annexation.

**5. Boundaries and Lines of Assessment:**

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

Maps sufficient for filing with the State Board of Equalization have been received from the proponent.

**6. Assessed Value, Tax Rates and Indebtedness:**

Parcel A is presently within tax rate area 75005 (\$1.082924) and Parcel B is presently within tax rate area 75048 (\$1.082924). Upon completion of this annexation the areas will be assigned to new tax rate areas.

The total assessed value of the parcel per the 2002-2003 tax roll is:

APN 153-0-010-115	\$252,397
APN 153-0-031-095	\$129,766
<b>TOTAL</b>	<b>\$382,163</b>

The Camarillo Sanitary District has 1999 Revenue Refunding Bonds outstanding. A share of these bonds is paid through sanitary sewer user fees. As both parcels are already connected to the Camarillo Sanitary District's facilities, both parcels are already paying these fees.

**7. Environmental Impact of the Proposal:**

Camarillo Sanitary District as the lead agency for this proposal, found the proposal to be categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines that includes annexations to special districts containing existing private structures. As the sanitary sewer connection is to serve single-family dwellings, the categorical exemption is appropriate for these proposals.

**8. Regional Housing Needs**

The proposal is for an annexation to the Camarillo Sanitary District. This proposal will have no affect on the fair share of the regional housing needs for the area.

**9. Landowner and Annexing Agency Consent:**

The applicant certifies that the owners involved in this proposal have given their written consent. The Camarillo Sanitary District has requested a waiver of conducting authority proceedings.

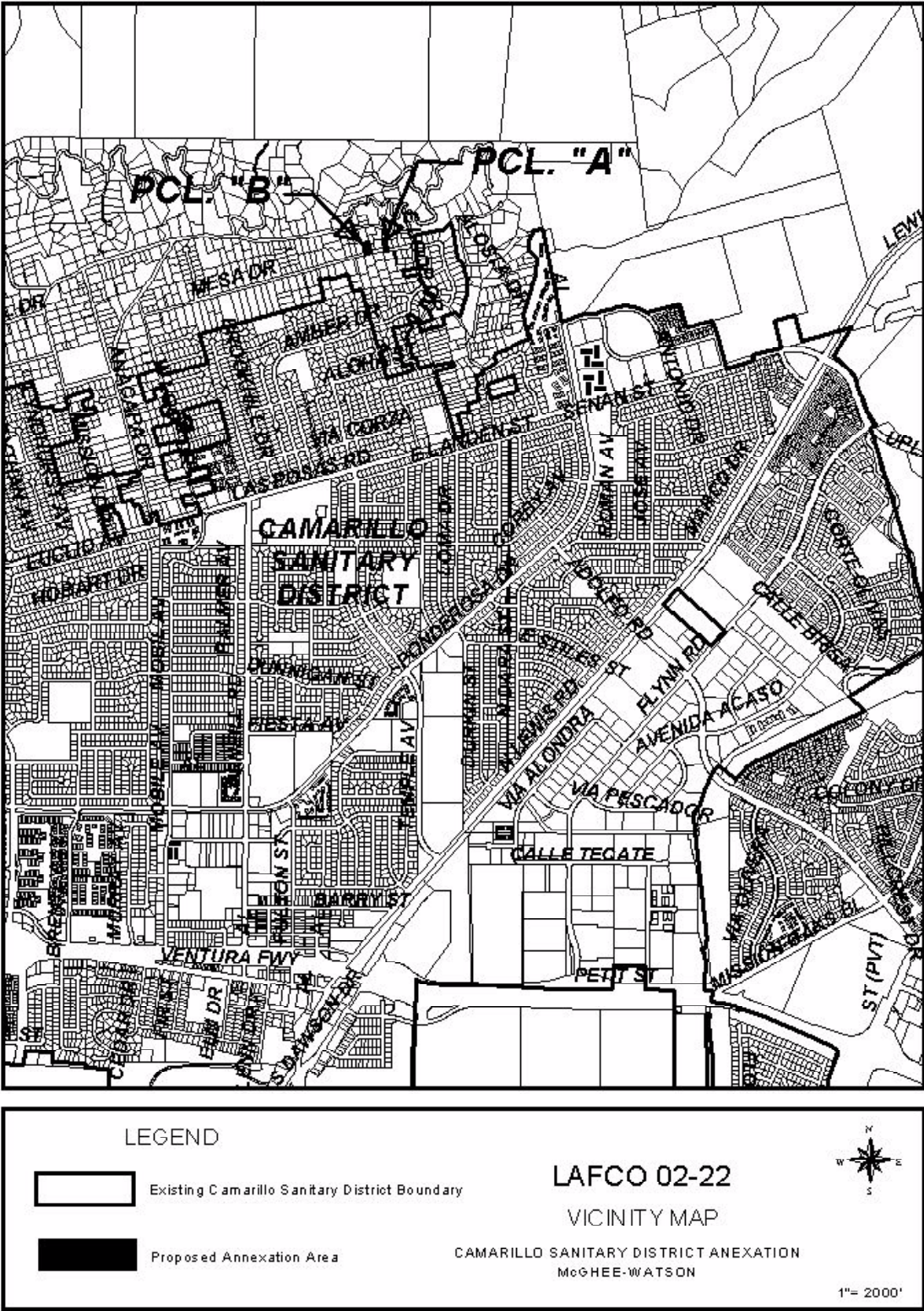
**ALTERNATIVE ACTIONS AVAILABLE:**

- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue one or both of the proposals should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted with this application wishes to deny or modify this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

STAFF: Hollee King Brunsky, AICP, Planner III

BY: \_\_\_\_\_  
Everett Millais, Executive Officer

Attachments: (1) Vicinity Map  
(2) LAFCO 02-22 Resolution



Prepared By: PWA-WREB-County Surveyor - 1/6/03

## **LAFCO 02-22**

### **RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE CAMARILLO SANITARY DISTRICT ANNEXATION – MCGHEE - WATSON**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on January 15, 2003, as specified in the public notice; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the request including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, information satisfactory to this Commission has been presented that all the owners of land within the affected territory have given their written consent to the proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated January 15, 2003 is adopted.
- (2) Said annexation is hereby approved as submitted.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 02-22 CAMARILLO SANITARY DISTRICT – MCGHEE - WATSON**
- (5) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A attached hereto and made a part hereof.



- (6) The Commission has reviewed and considered the lead agency's determination that the proposal is Categorically Exempt under Class 19(a) of the CEQA Guidelines, annexations for areas containing existing facilities, and finds the proposal to be categorically exempt under Class 19(a).
- (7) The Commission directs Staff to file a Notice of Exemption in the same manner as a lead agency under Section 15062.
- (8) **Prior to or in conjunction with recordation of the annexation, the property owner record a covenant or agreement, as approved by the Executive Officer, providing that the landowner or any future owners of the property consent to annex to the City of Camarillo at such time as requested by the City or by Ventura LAFCO.**
- (9) Satisfactory proof having been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain territory as a result of the proposal have consented in writing to the waiver of the conducting authority proceedings, the conducting authority proceedings are hereby waived and the reorganization is approved without further notice, election or hearing

This resolution was adopted on January 15, 2003

AYES:

NOES:

ABSTAINS:

Dated: \_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

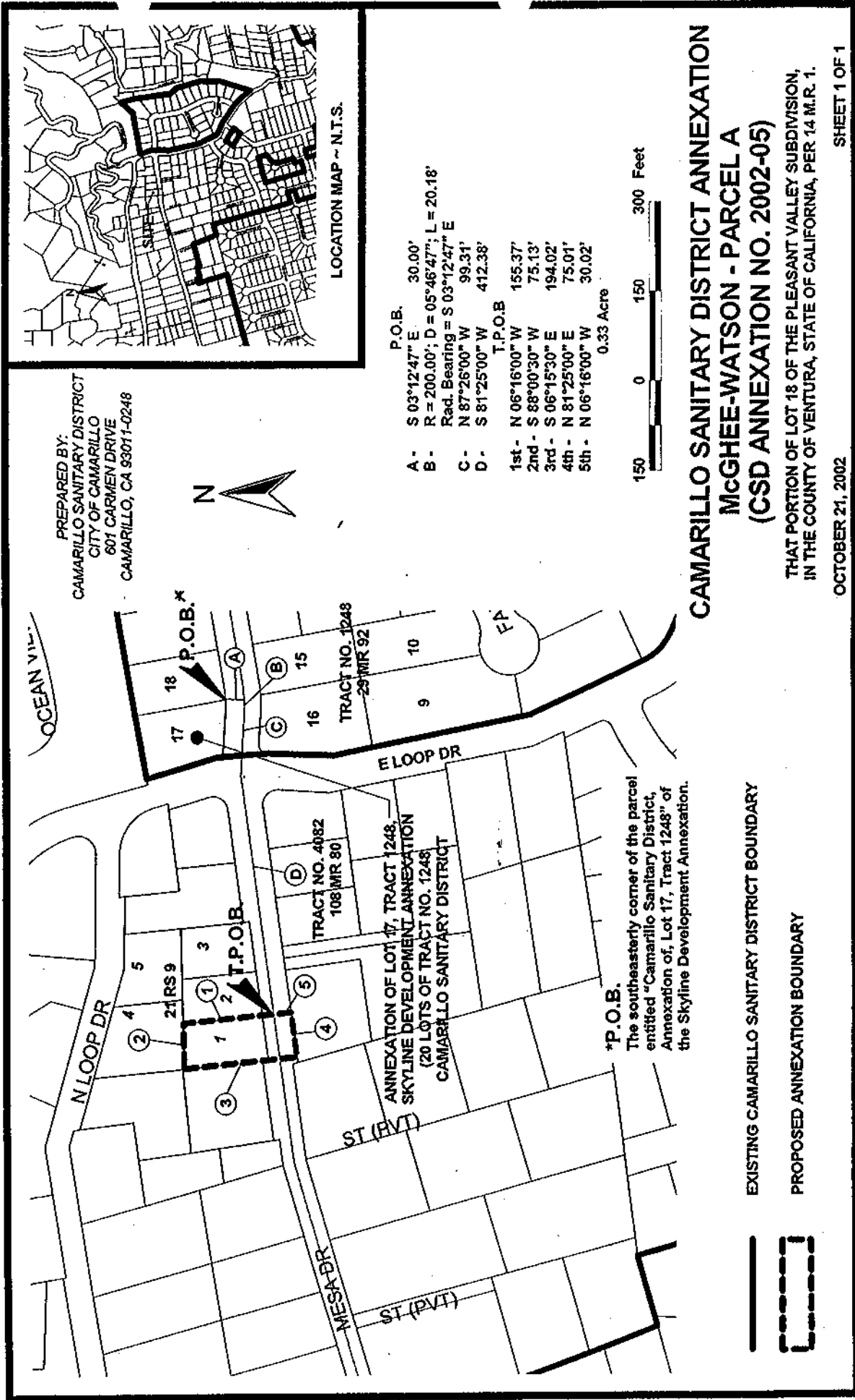
Copies: Camarillo Sanitary District  
Ventura County Assessor  
Ventura County Auditor  
Ventura County Surveyor  
Ventura County Planning

*The Ventura County Surveyor's Office of the Public Works Agency certifies this map and legal description to be definite and certain.*

Certified by: *Wassenaar*

Date: 1/7/03

02-22



# EXHIBIT A

## CAMARILLO SANITARY DISTRICT ANNEXATION McGHEE-WATSON - PARCEL A (CSD ANNEXATION NO. 2002-05)

02-22

That portion of Lot 18 of the Pleasant Valley Subdivision, in the County of Ventura, State of California, as said Lot 18 is shown on the map recorded in the office of the County Recorder of said County, in Book 14, Page 1 of Miscellaneous Records, described as follows:

Beginning at the southeasterly corner of Lot 17 of Tract No. 1248, said Lot 17 is shown on the map recorded in the office of said County Recorder, in Book 29, Pages 92 and 93 of said Miscellaneous Records, said corner also being the southeasterly corner of the parcel entitled "Camarillo Sanitary District, Annexation of, Lot 17, Tract 1248" of the Skyline Development Annexation (20 Lots of Tract No. 1248) to the Camarillo Sanitary District as filed with the Secretary of State on October 17, 1968; thence, South 03°12'47" East 30.00 feet to a point in the centerline of Mesa Drive, said centerline being a curve concaved northerly, have a radius of 200.00 feet, and a radial to said point in said curve and centerline that bears South 03°12'47" East; thence, along said curve, Westerly 20.18 feet through a central angle of 05°46'47"; thence, continuing along said centerline of said Mesa Drive by the following two courses: North 87°26'00" West 99.31 feet; thence, South 81°25'00" West 412.38 feet to a point in southerly prolongation of the easterly line of Lot 1 of the Record of Survey for Isaac Silver as shown on the map filed in the office of said County Recorder in Book 21, Page 9 of Record of Surveys, said point being the True Point of Beginning; thence, along said prolongation and easterly line,

- 1st - North 06°16'00" West 155.37 feet to the northeasterly corner of said Lot 1; thence, along the northerly line of said Lot 1,
- 2nd - South 88°00'30" West 75.13 feet to the northwesterly corner of said Lot 1; thence, along the westerly line of said Lot 1 and the southerly prolongation thereof,
- 3rd - South 06°15'30" East 194.02 feet to the southerly line of said Mesa Drive, 50.00 feet wide, as said southerly line is shown on the map of Tract No. 4082 recorded in the office of said County Recorder, in Book 108, Pages 80 and 81 of said Miscellaneous Records; thence, along said southerly line,
- 4th - North 81°25'00" East 75.01 feet to said southerly prolongation of the easterly line of said Lot 1; thence, along said prolongation,
- 5th - North 06°16'00" West 30.02 feet to the True Point of Beginning and containing 0.33 of an acre.

CSD No. 2002-05A McGhee-Watson

*The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.*

Certified by: *Christine Jank*

Date: 1/7/03

# EXHIBIT

A

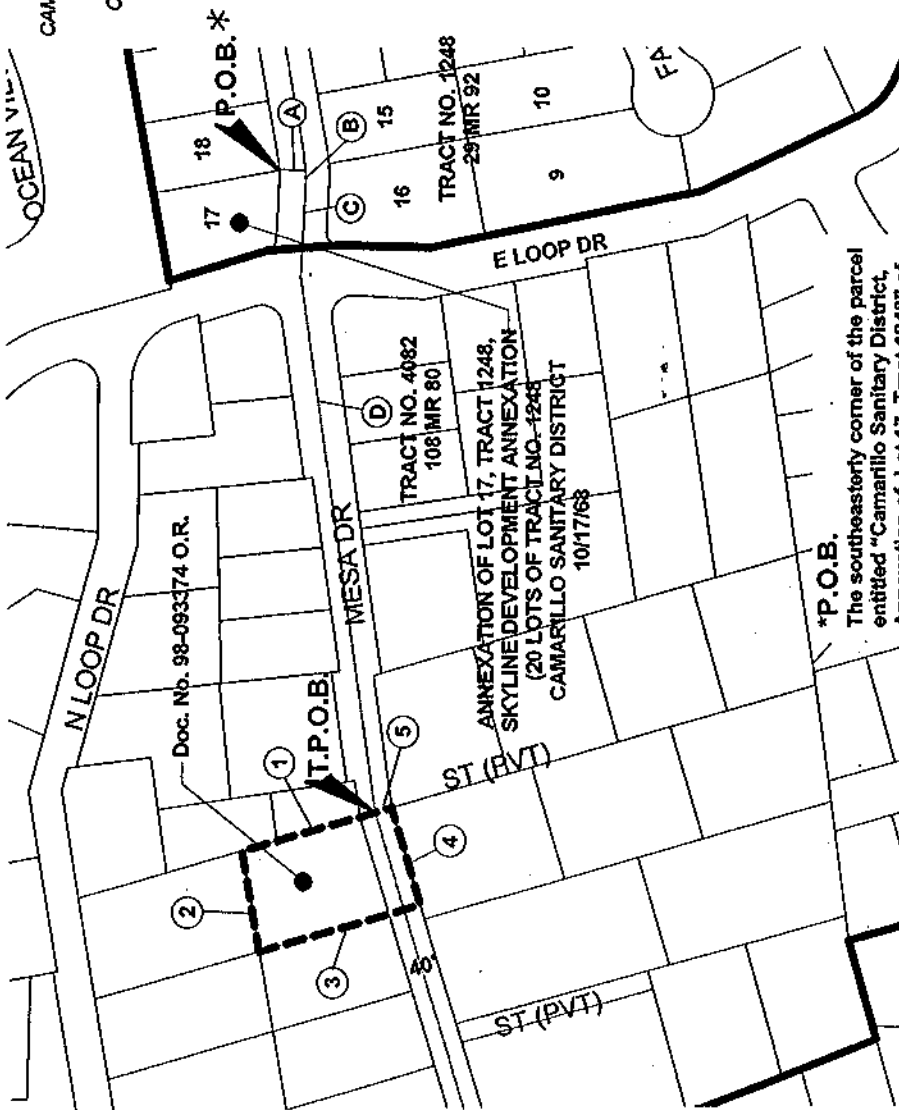
02-22

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Klemm*

Date: 1/7/03

PREPARED BY:  
CAMARILLO SANITARY DISTRICT  
CITY OF CAMARILLO  
601 CARMEN DRIVE  
CAMARILLO, CA 93011-0248



\*P.O.B.  
The southeasterly corner of the parcel entitled "Camarillo Sanitary District, Annexation of, Lot 17, Tract 1248" of the Skyline Development Annexation.

EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY

LOCATION MAP ~ N.T.S.



P.O.B.  
A - S 03°12'47" E 30.00'  
B - R = 200.00'; D = 05°46'47"; L = 20.18'  
Rad. Bearing = S 03°12'47" E  
C - N 87°26'00" W 99.31'  
D - S 81°25'00" W 658.52'  
T.P.O.B.  
1st - N 16°16'00" W 199.11'  
2nd - S 79°51'45" W 122.30'  
3rd - S 16°16'00" E 232.09'  
4th - N 73°46'00" E 121.60'  
5th - N 16°16'00" W 20.00'  
0.63 Acre.

150 0 150 300 Feet

## CAMARILLO SANITARY DISTRICT ANNEXATION MCGHEE-WATSON - PARCEL B (CSD ANNEXATION NO. 2002-05)

THAT PORTION OF LOT 17 OF THE PLEASANT VALLEY SUBDIVISION,  
IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 14 M.R. 1.

OCTOBER 21, 2002

SHEET 1 OF 1

**CAMARILLO SANITARY DISTRICT ANNEXATION  
McGHEE-WATSON - PARCEL B  
(CSD ANNEXATION NO. 2002-05)**

That portion of Lot 17 of the Pleasant Valley Subdivision, in the County of Ventura, State of California, as said Lot 17 is shown on the map recorded in the office of the County Recorder of said County, in Book 14, Page 1 of Miscellaneous Records, described as follows:

Beginning at the southeasterly corner of Lot 17 of Tract No. 1248, said Lot 17 is shown on the map recorded in the office of said County Recorder, in Book 29, Pages 92 and 93 of said Miscellaneous Records, said corner also being the southeasterly corner of the parcel entitled "Camarillo Sanitary District, Annexation of, Lot 17, Tract 1248" of the Skyline Development Annexation (20 Lots of Tract No. 1248) to the Camarillo Sanitary District as filed with the Secretary of State on October 17, 1968; thence, South 03°12'47" East 30.00 feet to a point in the centerline of Mesa Drive, said centerline being a curve concaved northerly, have a radius of 200.00 feet, and a radial to said point in said curve and centerline that bears South 03°12'47" East; thence, along said curve, Westerly 20.18 feet through a central angle of 05°46'47"; thence, continuing along said centerline of said Mesa Drive by the following two courses: North 87°26'00" West 99.31 feet; thence, South 81°25'00" West 658.52 feet to a point in the easterly line of said Lot 17 of the Pleasant Valley Subdivision, said point being the True Point of Beginning; thence, along said easterly line,

- 1st - North 16°16'00" West 199.11 feet to the northeasterly corner of the parcel described in the Grant Deed recorded on June 11, 1998 in the office of said County Recorder as Document No. 98-093374 of Official Records; thence, along the northerly line of said parcel,
- 2nd - South 79°51'45" West 122.30 feet to the northwesterly corner of said parcel; thence, along the westerly line of said parcel and the southerly prolongation thereof,
- 3rd - South 16°16'00" East 232.09 feet to the southerly line of said Mesa Drive, 40.00 feet wide; thence, along said southerly line,
- 4th - North 73°46'00" East 121.60 feet to said easterly line of said Lot 17 of the Pleasant Valley Subdivision; thence, along said easterly line,
- 5th - North 16°16'00" West 20.00 feet to the True Point of Beginning and containing 0.63 of an acre.